This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1218868 DEEDQC
12/26/2024 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241226-0099413

New Owner:	**Send Tax Bill:**	**Map/Parcel**
GREGORY K. MYERS, Trustee ANCHORAGE DRIVE TRUST dated July 23, 2020 2318 Tinnin Road Goodlettsville, TN 37072	Legends Bank 310 N. First Street Clarksville, TN 37040	003-00-0-021 Davidson County; 119-010.00 Sumner County

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this December 17, 2024.

Noley Roberts
Notary Public

My Commission Expires: March 18, 2028

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, BRICE MYERS and BRITTANY MYERS, husband and wife, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto GREGORY K. MYERS, Trustee of the ANCHORAGE DRIVE TRUST, dated July 23, 2020, all of their right, title and interest in the following described real estate in DAVIDSON AND SUMNER COUNTY, TENNESSEE, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this December 17, 2024.

By: _____
BRICE MYERS

_____
BRITTANY MYERS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRICE MYERS and BRITTANY MYERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 17, 2024.

_____
NOTARY PUBLIC

My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Exhibit A

Property Description

Said property is described to wit:

A TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND THE 6TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 20 INCH ELM, MCCORD'S CORNER, IN FENCE CORNER APPROXIMATELY 75 FEET SOUTH OF THE MOUTH OF CAVE; THENCE WITH FENCE AND MCCORD'S LINE NORTH 59 DEGREES EAST 189 .FEET TO A 30 INCH, POPLAR; THENCE WITH FENCE NORTH 68 DEGREES EAST 241 FEET TO AN 8 INCH ELM, THENCE WITH FENCE NORTH 84 DEGREES EAST 90 FEET TO A 18 INCH OAK; THENCE WITH FENCE NORTH 59 DEGREES EAST 76.5 FEET TO AN IRON PIN IN FENCE, MCCORD'S CORNER; THENCE WITH HIS LINE, NORTH 26 DEGREES 36 MINUTES WEST 65 FEET TO A 36 INCH BEECH; THENCE WITH MCCORD'S LINE (HOLLOW AND BRANCH) NORTH 26 DEGREES 36 MINUTES WEST 1452 FEET TO A POINT NEAR A SPRING EAST SIDE OF BRANCH, MCCORD'S CORNER, THENCE WITH LUNDY'S LINE NORTH 87 DEGREES WEST 1326.6 FEET TO A POINT IN THE CENTER OF MANSKER'S CREEK; THENCE WITH CREEK (SOUTH 20 DEGREES EAST 132 FEET; SOUTH 24 DEGREES WEST 201.3 FEET, SOUTH 30 DEGREES EAST 151.14 FEET, SOUTH 80 DEGREES 30 MINUTES EAST 151.14 FEET; SOUTH 16 DEGREES EAST 198 FEET; SOUTH 12 DEGREES WEST 99 FEET; SOUTH 22 DEGREES EAST 108.9 FEET, SOUTH 21 DEGREES 30 MINUTES EAST 174.9 FEET; SOUTH 24 DEGREES 30 MINUTES WEST 89.76 FEET; SOUTH 21 DEGREES, EAST 129.36 FEET, SOUTH 38 DEGREES EAST 44.88 FEET), THENCE LEAVING CREEK SOUTH 17 DEGREES WEST 101 FEET TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE WITH CENTER LINE OF ROAD ALONG A LEFT CURVE OF 783 36 FOOT RADIUS IN A SOUTHEASTERLY DIRECTION 341.3 FEET TO A SPIKE, THENCE WITH ROAD SOUTH 60 DEGREES 42 MINUTES EAST 228.3 FEET TO A SPIKE; THENCE WITH ROAD ALONG A LEFT CURVE OF 1013.13 FOOT RADIUS 248 73 FEET IN A SOUTHEASTERLY DIRECTION TO A SPIKE; THENCE WITH ROAD SOUTH 74 DEGREES 46 MINUTES EAST 226 FEET TO A SPIKE; THENCE WITH ROAD AND ALONG A RIGHT CURVE 713.9 FEET RADIUS 217 69 FEET IN A SOUTHEASTERLY DIRECTION TO A SPIKE IN THE CENTER OF TINNIN ROAD; THENCE NORTH 29 DEGREES 32 MINUTES EAST 84 FEET TO A 24-INCH ELM IN FENCE CORNER AND MCCORD'S CORNER; THENCE WITH MCCORD'S LINE AND FENCE NORTH 27 DEGREES WEST 298 5 FEET TO THE POINT OF BEGINNING CONTAINING 56 14 ACRES, MORE OR LESS.

Being the same property conveyed to Mark Edward Link and Patricia L. Link, husband and wife by Warranty deed from Anthony Paparelli and Karin Paparelli of record in Instrument Number 20131121-0119908, Register's Office for Davidson County, Tennessee, dated October 11, 2013 and recorded on November 21, 2013; Also Being of record in Book 3909, Page 739, Register's Office of Sumner County, Tennessee.

Being the same property conveyed to BRICE MYERS and BRITTANY MYERS, husband and wife, by Warranty Deed of record from MARK EDWARD LINK and PATRICIA L. LINK, husband and wife, in Instrument No. 20230518-0037272, Register's Office of Davidson County, Tennessee. Also Being of record in Deed Book 6143, Page(s) 714-715 Instrument No. 1447491, Register's Office of Sumner County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 2318 Tinnin Road, Goodlettsville, Tennessee 37072.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17, 2024 (date of document).

Signature

12/17/2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of December, 2024.

Notary Public
My Commission expires: March 18, 2028

